



99 Gibson Drive, Rugby, Warwickshire, CV21 4LJ

HOWKINS &  
HARRISON

99 Gibson Drive, Rugby,  
Warwickshire, CV21 4LJ

Guide Price: £270,000

A beautifully presented two bedroom semi detached bungalow with double garage and off-road parking. Located in the popular residential area of Lower Hillmorton. The property boasts stunning landscaped gardens, much improved by the current owners, with an abundance of beautiful established planting, creating a private and tranquil outdoor space. A charming pergola and several seating areas provide the perfect setting for relaxing or entertaining.

#### Features

- Popular residential location
- Oak internal doors
- Modern kitchen and bathroom
- Sitting/dining room
- Two well proportioned bedrooms both with Fitted shutters
- Beautiful landscaped front and rear gardens
- Off-road parking
- Double garage



## Location

The property is located in the heart of Lower Hillmorton which has many local amenities including two supermarkets, a variety of take-aways, beauticians, hairdressers, public houses and independent retailers. Primary schooling is available at Abbots Farm with secondary schooling at Ashlawn both of which are within walking distance. Further schooling is available in Rugby, including Rugby High School for Girls and Lawrence Sheriff. Rugby itself has a variety of shopping experiences with out of town shopping, a selection of High Street stores and an independent shopping area offering a range of individual outlets. Rugby town also benefits from a large selection of bars, restaurants, and coffee shops, as well as leisure facilities and public parks. Rugby Station offers a frequent high speed train service to London Euston which takes just under 50 minutes.



## Accommodation

The property opens into a welcoming entrance hall, fitted with real slate tiled flooring and has a useful storage cupboard ideal for coats and shoes. Attractive oak doors provide access to the accommodation. The spacious sitting room/dining room enjoys a pleasant outlook over the front garden and provides an excellent space for relaxation. A further oak door opens to the inner hall which leads to the remaining accommodation, including the modern kitchen, two bedrooms and contemporary shower room. Both bedrooms overlook the stunning rear garden and benefit from attractive shutters to the windows. There is a shower room adjacent which has been refitted to provide a modern suite comprising of a white high gloss vanity unit with cupboards and drawers to one wall with wc with wall mounted flush and wash hand basin inset, along with a shower enclosure with easy clean wood effect panelling and a contemporary heated towel ladder. The kitchen overlooks the side aspect and is also fitted to a modern design with white high gloss cabinets with solid oak work surface over. There is a useful walk-in pantry and a bespoke fitted wooden unit which provides further storage options. Integrated appliances include an electric oven, washing machine, fridge and electric hob with a freestanding freezer ideally placed in the cupboard in the hall.



## Outside

A true highlight of this delightful home is its exceptional gardens, which have been lovingly designed and meticulously maintained with beautiful terrace areas that can be enjoyed throughout the year. To the front, a gravelled and block-paved driveway provides ample off-road parking and leads via timber gates to the double garage. The attractive front garden is predominantly laid to lawn and framed by immaculately maintained borders edged with traditional Buxus hedging. Stocked with an abundance of seasonal planting, the garden centres around an elegant Buxus topiary feature, creating a striking first impression. The stunning rear garden is a particular feature of the property and offers a wonderfully private and tranquil setting. Predominantly laid to lawn, it is interspersed with an impressive collection of mature trees, shrubs and specimen planting, providing year-round colour. A paved terrace with contemporary aluminium pergola creates the perfect space for al fresco dining, summer entertaining or simply relaxing whilst enjoying the garden surroundings. A further secluded seating area, complemented by an ornamental pond, provides an idyllic retreat to enjoy the peaceful atmosphere. Mature planting includes established Hungarian Gold and Portuguese Laurel specimens, together with a wealth of carefully selected shrubs and flowering plants that make this garden a truly special feature of the home. Further benefits include a double garage, garden shed, greenhouses and additional storage facilities, making this an ideal property for keen gardeners and those seeking exceptional outdoor space.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

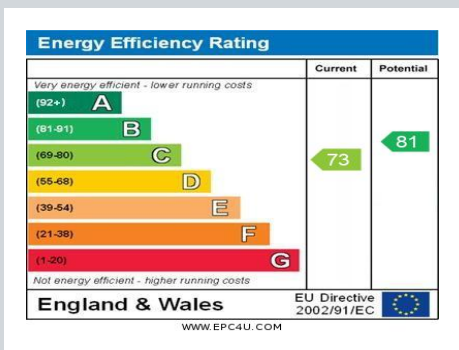
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – B.



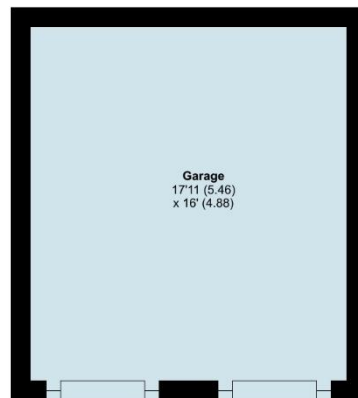
## Gibson Drive, Rugby, CV21

Approximate Area = 654 sq ft / 60.7 sq m

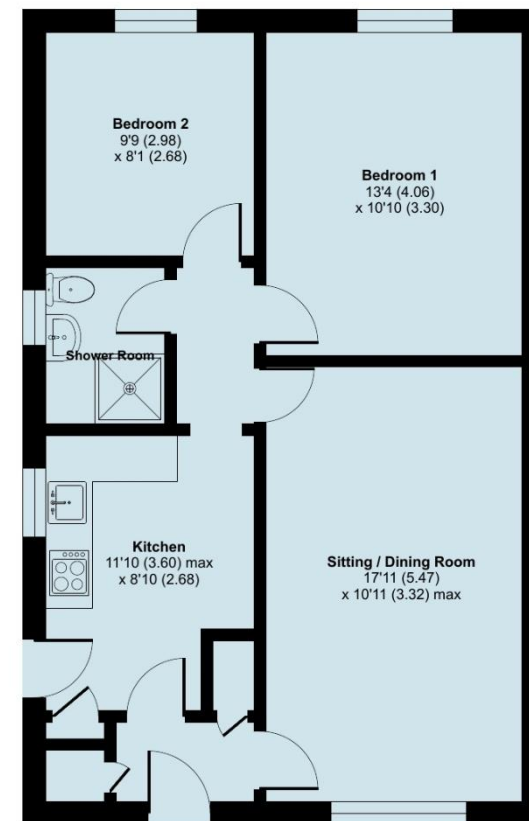
Garage = 287 sq ft / 26.6 sq m

Total = 941 sq ft / 87.3 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Howkins & Harrison. REF: 1467917

## Howkins & Harrison

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